

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 25, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-007 AND FDP-2000-PR-007, JCE INC., BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 8, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commission Wilson absent from the meeting.

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Commissioner Downer MOVED THAT THE PUBLIC HEARING ON SE-99-D-043 AND 2232-D99-13, COMMUNITY WIRELESS STRUCTURES II, L.L.C., BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 15, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commission Wilson absent from the meeting.

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Commissioner Alcorn announced that the Residential Development and Infill Committee would meet on Wednesday, November 1, 2000 at 7:00 p.m. in the Board Conference Room.

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Commissioner Hall announced that, at the applicant's request, the deadline for FS-M00-86, XM Satellite, had been extended for 45 days.

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FS-S00-94 - AT&T WIRELESS SERVICES, INC., 9509/9501 Old Burke Lake Road

Commissioner Murphy MOVED THAT FS-S00-94 BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-97-M-044 - SKYLINE ENTRE LIMITED PARTNERSHIP
2. PCA-1998-SU-024 - CENTREVILLE-PICKWICK, L.L.C.  
SEA-98-Y-025 - CENTREVILLE-PICKWICK, L.L.C.

This order was accepted without objection.

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SEA-97-M-044 - SKYLINE ENTRE LIMITED PARTNERSHIP -  
Appl. under Sect. 4-804 of the Zoning Ord. to amend SE-97-M-044 previously approved for a fast food restaurant & automobile oriented use to permit a second fast food restaurant w/a drive-through on property located at 5701 Columbia Pike on approx. 1.33 ac. zoned C-8, HC, SC & CRD. Tax Map 61-2((43))pt. 4. MASON DISTRICT. PUBLIC HEARING.

Barnes Lawson, Jr., with Lawson and Frank, PC, reaffirmed the affidavit dated August 30, 2000. There were no disclosures by Commission members.

Mr. Francis Burns, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Lawson stated that the applicant was requesting approval to establish three food concessions, a deli, Dunkin Donuts and Baskin Robbins, instead of the previously approved fast food restaurant and drugstore. He noted that this was an innovative concept and

would be the second such facility in the Northern Virginia area, with the first being located in Loudoun County. He explained that each of the restaurants would be geared to a different time of day, but combined their use would be spread throughout the day.

He noted that the applicant had the support of the Baileys Crossroads Revitalization Corporation and the Mason District Land Use Committee. He requested that Development Conditions Numbers three, four and eight be modified to reflect the fact that the site had been built out. He said the applicant was in agreement with staff's request to revise Condition Number 7 to state that there would be at least two, but not more than three, food concessions.

Commissioner Hall commented that her initial reaction to the application had not been favorable because she was concerned that three restaurants would be too intense on one site, and because it had not been done anywhere else in Fairfax County. She said, however, that when she realized there would not be three independent restaurants and that the food items would be sold at different times of the day from one counter with no more than two cash registers, she believed that it was a viable option for the vacant property which was located in a revitalization area.

In response to a question from Commissioner Hall, Ms. Leslie Johnson, ZED, DPZ, said the applicant was concerned that a new site plan would have to be filed on an existing building and for that reason he had requested that Development Conditions Numbers three, four and eight be modified to reflect the fact that the site had been built out. Commissioner Hall noted that she would be deferring a decision on this application so this issue could be further addressed.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Hall RECOMMENDED THAT WE DEFER DECISION UNTIL A DATE CERTAIN OF OCTOBER 26, 2000 FOR SEA-97-M-044, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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PCA-1998-SU-024 - CENTREVILLE-PICKWICK, L.L.C. - Appl. to amend the proffers for RZ-1998-SU-024 to permit a drive-through pharmacy w/an overall FAR of 0.16 on property

located in the N.W. quadrant of the intersection of Lee Hwy. & Pickwick Rd. on approx. 1.68 ac. zoned C-8, HC & SC.  
Comp. Plan Rec: Retail & other uses. Tax Map 54-4((2))B1.  
(Concurrent w/SEA-98-Y-025.) SULLY DISTRICT.

SEA-98-Y-025 - CENTREVILLE-PICKWICK, L.L.C. - Appl. under Sects. 4-804 & 9-620 of the Zoning Ord. to amend SE-98-Y-025 previously approved for an automobile-oriented use (drive-through pharmacy) to permit site modifications & a waiver of certain sign regulations on property located in the N.W. quadrant of the intersection of Lee Hwy. & Pickwick Rd. on approx. 1.68 ac. zoned C-8, HC & SC. Tax Map 54-4((2))B1. (Concurrent w/PCA-1998-SU-024.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Erika Byrd, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated October 12, 2000. There were no disclosures by Commission members.

Mr. Francis Burns, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Byrd stated that the subject property had been previously approved for a Rite-Aid pharmacy with a double lane drive-through. She said Rite-Aid was no longer interested in the site and that CVS was currently under contract to purchase it. She said the footprint of the building would not change, but because CVS required only one drive-through lane for pharmacy pickup, it had been necessary to file a special exception amendment and proffered condition amendment. She explained that deletion of the second drive-through lane would allow for improved circulation and that all previous proffered commitments would be honored. She noted that the applicant had committed to installing additional crosswalks and landscaping that had not been required by the previously approved plan. She said the proposed development had the support of the Western Fairfax County Citizens Association Land Use Committee and neighbors and requested favorable consideration.

Commissioner Koch noted that he would be deleting Development Condition Number 10 because Condition Number 9 adequately addressed the sign plan.

Mr. Burns responded to a question from Commissioner Palatiello about interparcel access.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public

hearing and recognized Commissioner Koch for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1998-SU-024, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 13, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-98-Y-025, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 25, 2000, WITH THE DELETION OF NUMBER 10.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT (AND WAIVER OF THE BARRIER REQUIREMENT) ALONG THE NORTHERN PROPERTY BOUNDARY, IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND WAIVER OF THE BARRIER REQUIREMENT ALONG THE EAST PROPERTY BOUNDARY AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 9:04 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

October 25, 2000

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: June 21, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission